

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF DISPOSITION PARCEL F-8
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24 hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Mr. Joel P. Krensky has expressed a desire to develop the site in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Joel P. Krensky be and hereby is conditionally designated as developer for Disposition Parcel F-8, subject to:

- a. Submission within thirty (30) days of a preliminary site plan including provisions for off-street parking and landscaping;
- b. Proposed construction schedule submitted within thirty (30) days.
- c. Concurrence in the proposed disposal transaction and minimum disposition price by the Department of Housing and Urban Development;
- d. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Mr. Joel P. Krensky possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

June 22, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCEL F-8
WASHINGTON PARK URBAN RENEWAL AREA

SUMMARY: This memo requests the conditional designation of Joel P. Krensky as developer of Disposition Parcel F-8 for off-street parking purposes.

Disposition Parcel F-8 consists of 5,300 square feet and is located at the northeasterly corner of the intersection of Ruthven Street and Humboldt Avenue. It is designated as a commercial or residential parking facility in the Urban Renewal Plan.

The limited marketability of this small parcel is evidenced by the fact that only one expression of interest was received in response to the newspaper advertisement indicating its availability. This single expression of interest in purchase was made by an abuttor, Mr. Joel P. Krensky, owner of Humboldt Liquors, Inc. at 209 Humboldt Avenue.

Mr. Krensky feels that acquisition would not only provide parking for his establishment and adjoining commercial facilities but would also help to maintain the area which he finds necessary to clean daily. In addition, acquisition would enable him to modernize his existing properties. Mr. Krensky has indicated that he would develop the lot in accordance with Authority standards, including necessary fencing and landscaping.

Mr. Krensky appears financially capable of purchasing and developing this site in accordance with Authority standards.

It is therefore recommended that the Authority tentatively designate Mr. Joel P. Krensky as developer of Disposition Parcel F-8.

An appropriate resolution is attached.

Attachment

